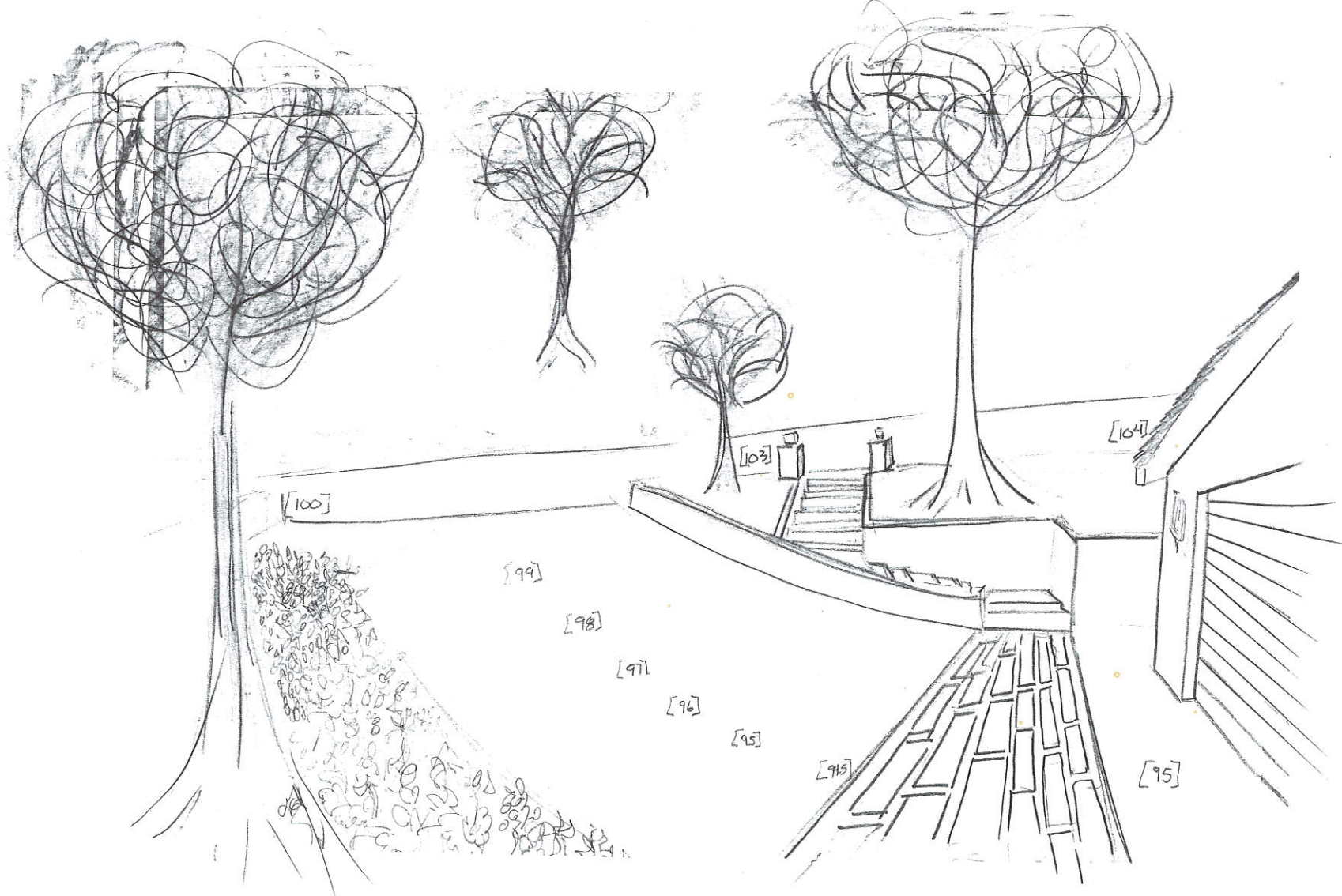
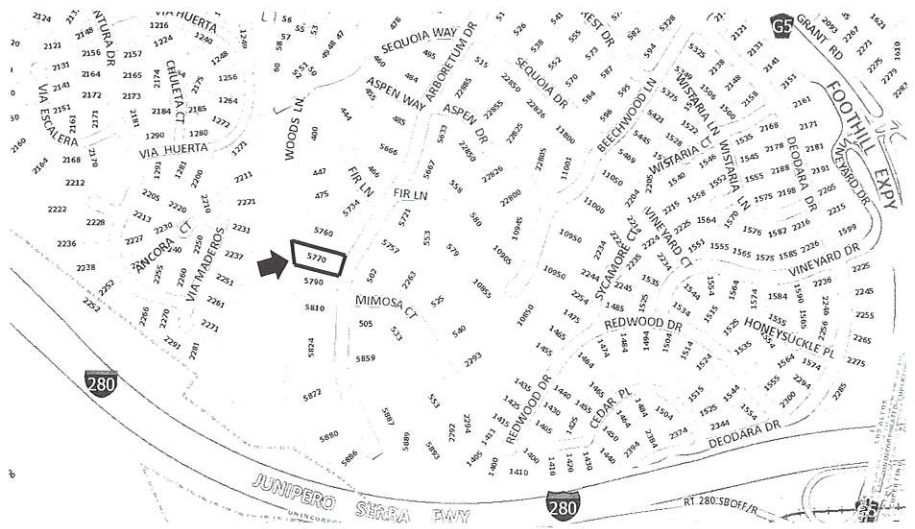


Updated Landscape Design Plan for 5770 Arboretum



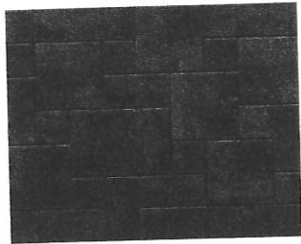
Prepared: May 9th, 2015
Applicant: Steve and Anne Decker
5770 Arboretum Drive, Los Altos

Contents

- page 2 proposed increase to hardscape
- page 3 original approved plan
- page 4 landscape design
- page 5 irrigation plan
- page 6 grading and drainage plan

Hardscape

Walkway and stairs are non-permeable pavers
Driveway and additional areas noted with [hatched box] are also non-permeable pavers



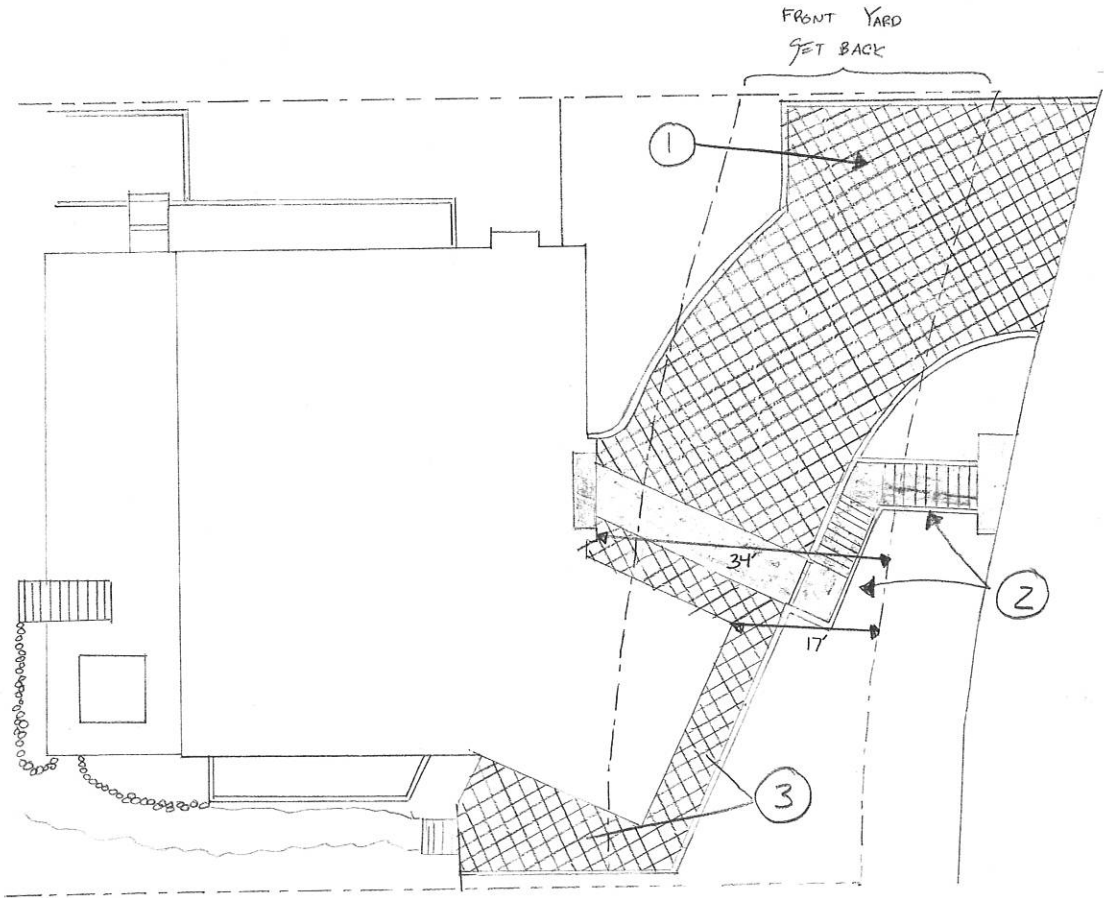
Requested Changes

The following is summary of requested changes and their rationale.

Item	Change	Rationale
1	Add a parking spot	This additional spot will allow for the charging of an electric vehicle outside the garage. In addition, this additional spot will allows one car to enter/exit the garage without moving the parked car.
2	Add steps from the street (elevation 103) to the main home entrance (elevation level 95).	The garage and front door is 8 feet below street level creating a moderately steep driveway. These steps provide a safer travel way to travel from the street to the home entrance.
3	Add a way to access the back of the garage	This path will allow for access to the backyard and area behind the garage without going through the garbage. This path is 10 feet below street level and not visible from the street.

These changes decrease the area within the setback that can be used for plants and landscaping.

However, the steep topography helps mask street view of much of the hardscape. This fact, coupled with trees and plants note on page 4, provide for a generous and inviting landscape.



Front Yard Setback

Total Area	2,700 sq ft	
Hardscape	1,950 sq ft	72%
Landscape	750 sq ft	28%

Updated Landscape Design Plan

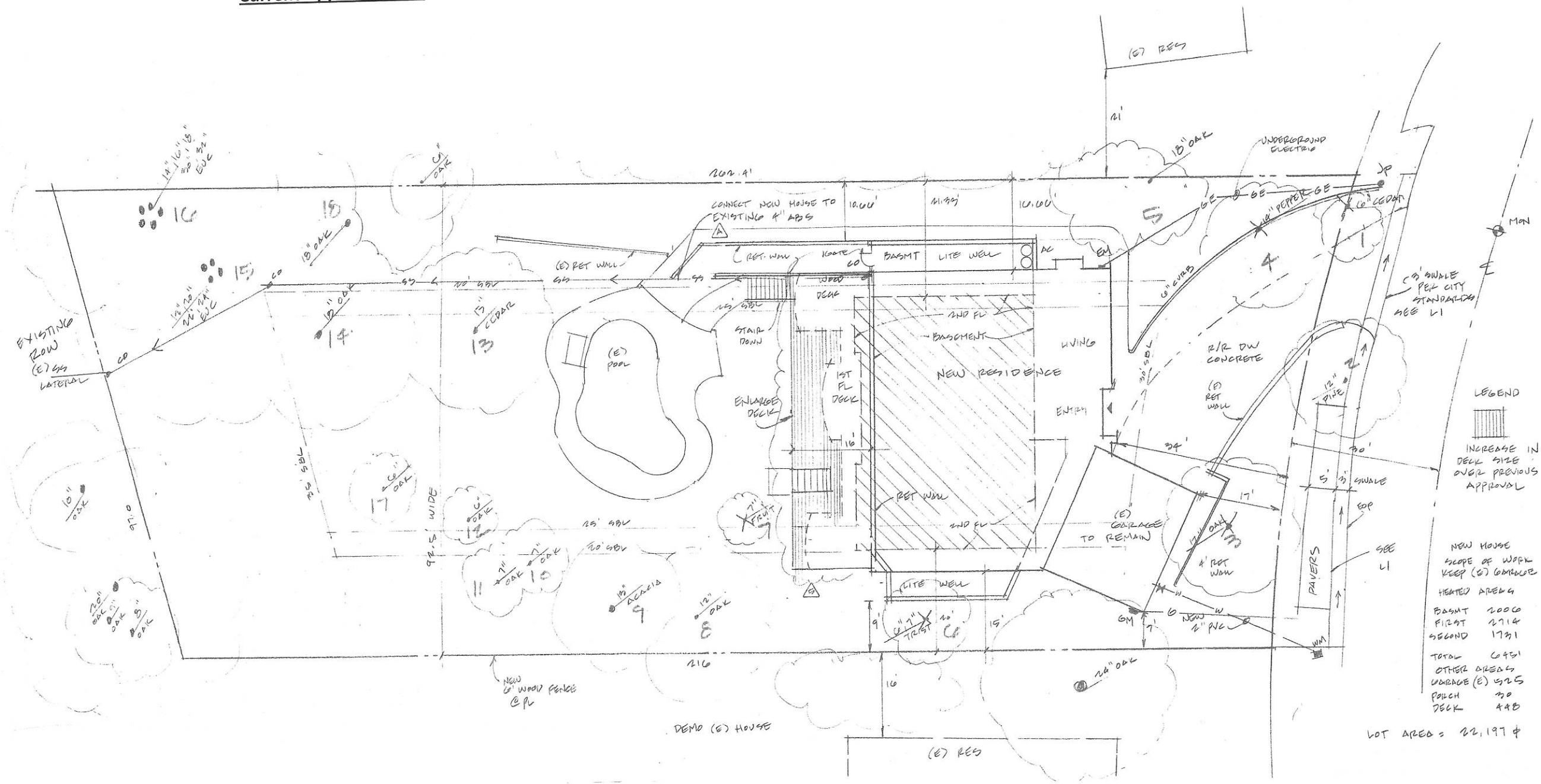
Front Yard Only

Prepared: May 4th, 2015
Applicant: Steve and Anne Decker
5770 Arboretum Drive, Los Altos

Net lot area: 22,196 sq. feet
Planting area: 3,600 sq. feet

Project type: New Home Construction
Water Supply: Potable

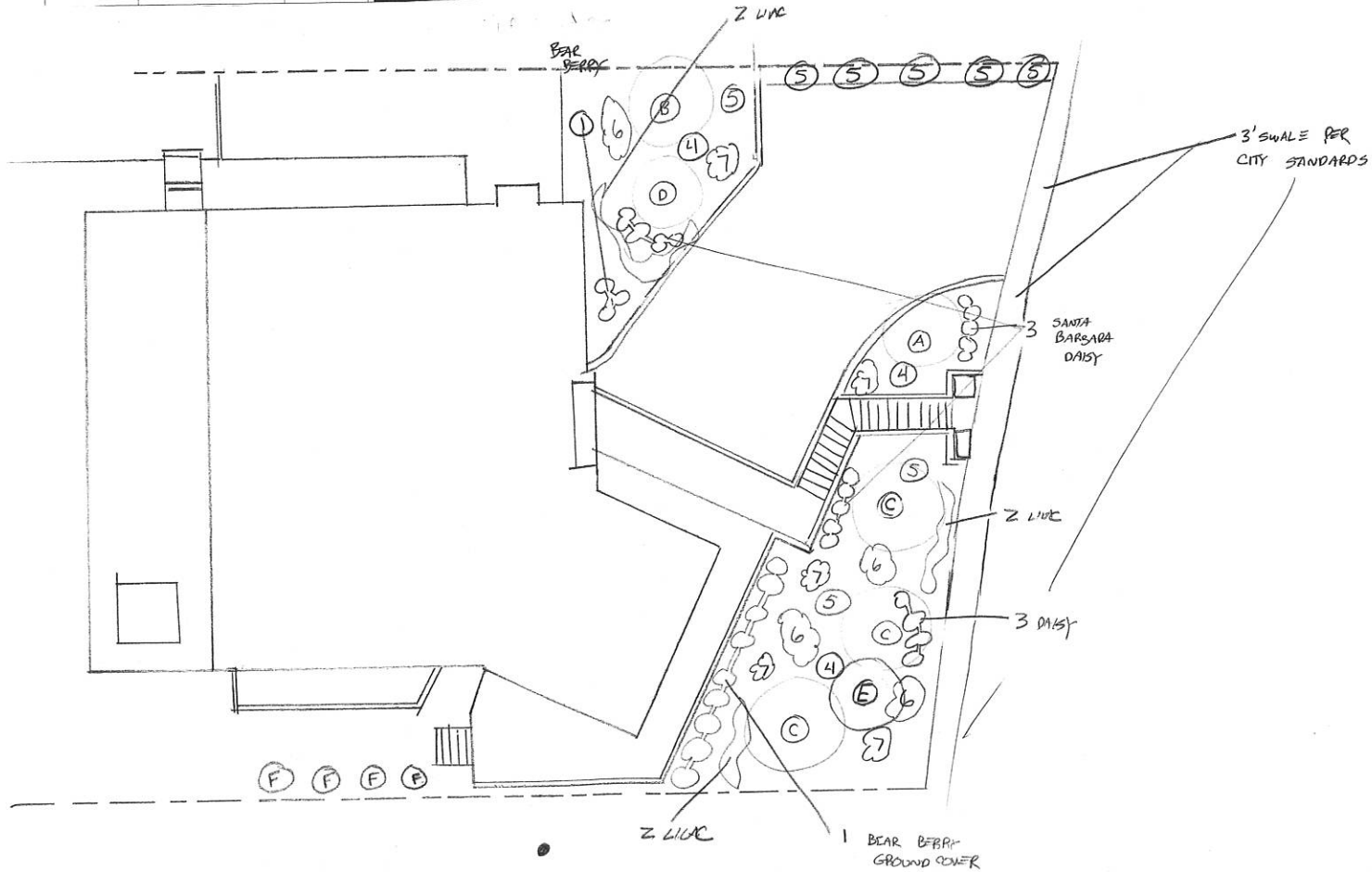
Current Approved Plan



Landscape Design Plan

Plant List					
Common Name	Description	Sun Requirements	Water Requirements	Sunset Zones (we are zone 15)	Image
1 Bear Berry <i>Arctostaphylos uva-ursi</i>	Ground cover Ornamental plant – pink flowers Useful in controlling erosion Blooms in spring Attracts birds Native to North America	Partial to full sun	[low] Drought tolerant waterwise	1 – 9 14 – 21	
2 Centennial Hybrid Will Lilac <i>Ceanothus Joyce Coulter</i>	evergreen mountain lilac ground cover – blue flowers blooms in early summer	Partial to full sun	[low] Drought tolerant waterwise		
3 Santa Barbara Daisy <i>Erigeron karvinskianus</i>	trailing groundcover bloom almost year-round drought tolerant one of the first flowers in spring and one of the last to stop in winter.	Full sun	[low] Drought tolerant waterwise		
4 Sea Lavender <i>Limonium perezii</i>	Blooms nearly year-round Firewise	Full sun	[low] Only occasional watering	13 15 – 17 20 – 27	
5 Chinese fringe flower <i>Loropetalum Chinese</i>	Evergreen Shrub - up to 6 feet Ornamental Pink flowers Easy care Year round interest	Partial to full sun	[low] Low water needs	6 – 9 14 – 24 26 28 31	
6 California Poppy <i>Eschscholzia californica</i>	It is easy to grow Blooms March – October Deer resistant Useful for slope/erosion control	Full sun	[low] Drought tolerant		
7 Tangerine Lantana <i>Lantana x 'Mone'</i>	Attracts Butterflies, Deer Resistant, Easy Care, Year-round Interest	Full sun	[low] Waterwise Once established, needs only occasional watering.		

Front Yard Tree List					
Name	Description	Growth Rate	Water Requirements	Sunset Zones (we are zone 15)	Disease Resistance
A Crape Myrtle	Small tree deciduous 6' to 30' tall Approved Street tree Los Altos City Category III	Low 24 inches per Season	Drought tolerant.	7 - 9, 12 - 16 and 18 - 2	Resistant to Powdery Mildew. Susceptible to Aphids, Sooty Mold
B Redwood (or other tree TBD)	Tall Ever green Approved street tree Los Altos City Category 1	Moderate 36" in. per Season	moderate	4 - 9 and 14 - 24	Resistant to Oak Root Fungus. Susceptible to Beetle Borers and Redwood Bark Beetle, Phytophthora, Cypress Canker and Root Rot
C Australian Willow	25-35' tall Evergreen Approved Street Tree Los Altos City Category II	Moderate 24 to 36 inches per Season	Drought tolerant	8, 9 and 12 - 24	Resistant to Oak Root Fungus
D Bloodgood Japanese Maple (acer palmatum)	Small tree 25' tall Deciduous colorful commonly used accent tree	Very low 12 inches per Season	Moderate Susceptible to Root Rot if watered excessively	2 - 10, 12 and 14 - 24	Resistant to Oak Root Fungus. Susceptible to Aphids, Root Rot and Verticillium
E Cleaveland Pear Tree (Or other White flowering tree e.g. Dogwood)	Medium sized Up to 25 feet tall Low maintenance Evergreen Ideal for privacy screening Non-invasive	Moderate 24" per year	Drought tolerant	U.S. Department of Agriculture plant hardiness zones 5 through 9 (we are zone 9)	High resistance to pests
F Giant Timber Bamboo (Bambusa Oldhamii)	Tall Up to 30 feet tall This is the "clumping" non-invasive form of bamboo.	Fast	Moderate (more in hot weather)	5 - 9 and 13 - 24	Susceptible to Aphids, Root Rot and Verticillium



Updated Landscape Design Plan

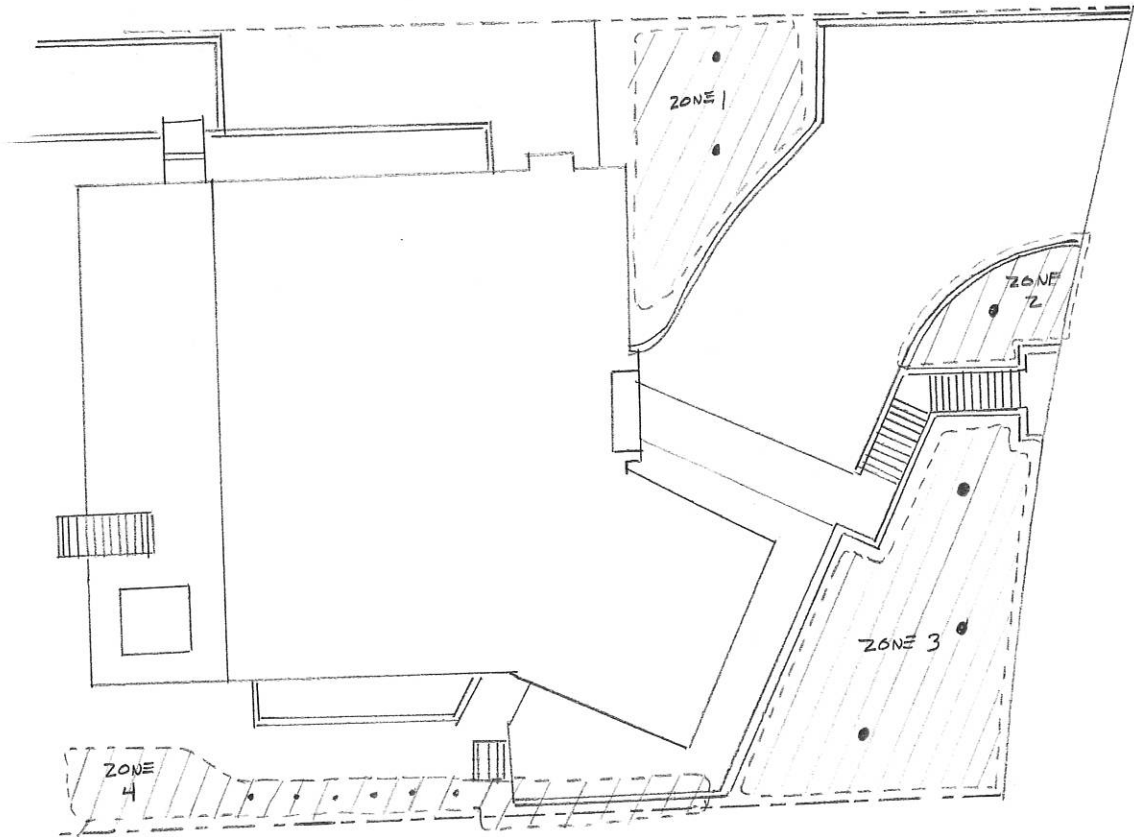
Front Yard Only
Prepared: May 4th, 2015
Applicant: Steve and Anne Decker
5770 Arboretum Drive, Los Altos
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Planting area: 3,600 sq. feet
Project type: New Home Construction
Water Supply: Potable

Irrigation Plan

This plan specifies irrigation elements that promote efficient water use.

"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package".

Stephen E. Decker



Hydrozone Information Table

Hydrozone	Irrigation Method	Area (HA) in sq. ft.	% of landscape area
1	Micro Spray	600	17%
2	Micro Spray	500	14%
3	Micro Spray	2,000	55%
4	Micro Spray	500	14%
TOTAL		3,600	100%

Hydrozone Reference for Calculating ETWU

Hydrozone	Plant Water Type	Plant Factor (PF)	Area (HA) in sq. ft.	PF x HA in sq. ft.
1	Medium	0.6	600	360
2	Medium	0.6	500	300
3	Medium	0.4	2,000	800
4	Low	0.3	500	150

Water Budget Calculation: Maximum Applied Water Allowance (MAWA)

MAWA = (ETo) (0.62) [(0.7 x LA) + (0.3 x SLA)]

where

- ETo = Reference Evapotranspiration (inches per year) as listed in the Reference Evapotranspiration Table in Appendix A.
- LA = Landscape Area including SLA (square feet)
- SLA = Special Landscape Area (square feet)

Per Page 27, section, Evapotranspiration for Palo Alto is:

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
1.5	1.8	2.8	3.8	5.2	5.3	6.2	5.6	5.0	3.2	1.7	1.0	43.0

MAWA = (43.0) x (0.62) x [(0.7 x 2,050) + (0.3 x 0)]

WAWA = (43.0) x (0.62) x (3,600)

MAWA = 95,976 gallons per year.

Water Use Calculation: Estimated Total Water Use (ETWU)

ETWU = (ETo) x (0.62) x [(PF x HA)/IE] + (SLA)]

Irrigation Efficiency: Per page 19, section 492.13 for the purpose of determining Maximum Applied Water Allowance, average irrigation efficiency is assumed to be 0.71

CF is the number (sixty-two-hundredths) that converts acre-inches per acre per year to gallons per square foot per year.

Hydrozone	(ETo)	CF	PF x HA in square feet	Irrigation Efficiency	Estimated Total Water Use
1	43.0	.62	360	0.71	13,517
2	43.0	.62	300	0.71	11,265
3	43.0	.62	800	0.71	30,039
4	43.0	.62	150	0.71	5,633
TOTAL ETWU					60,454

Updated Landscape Design Plan

Front Yard Only

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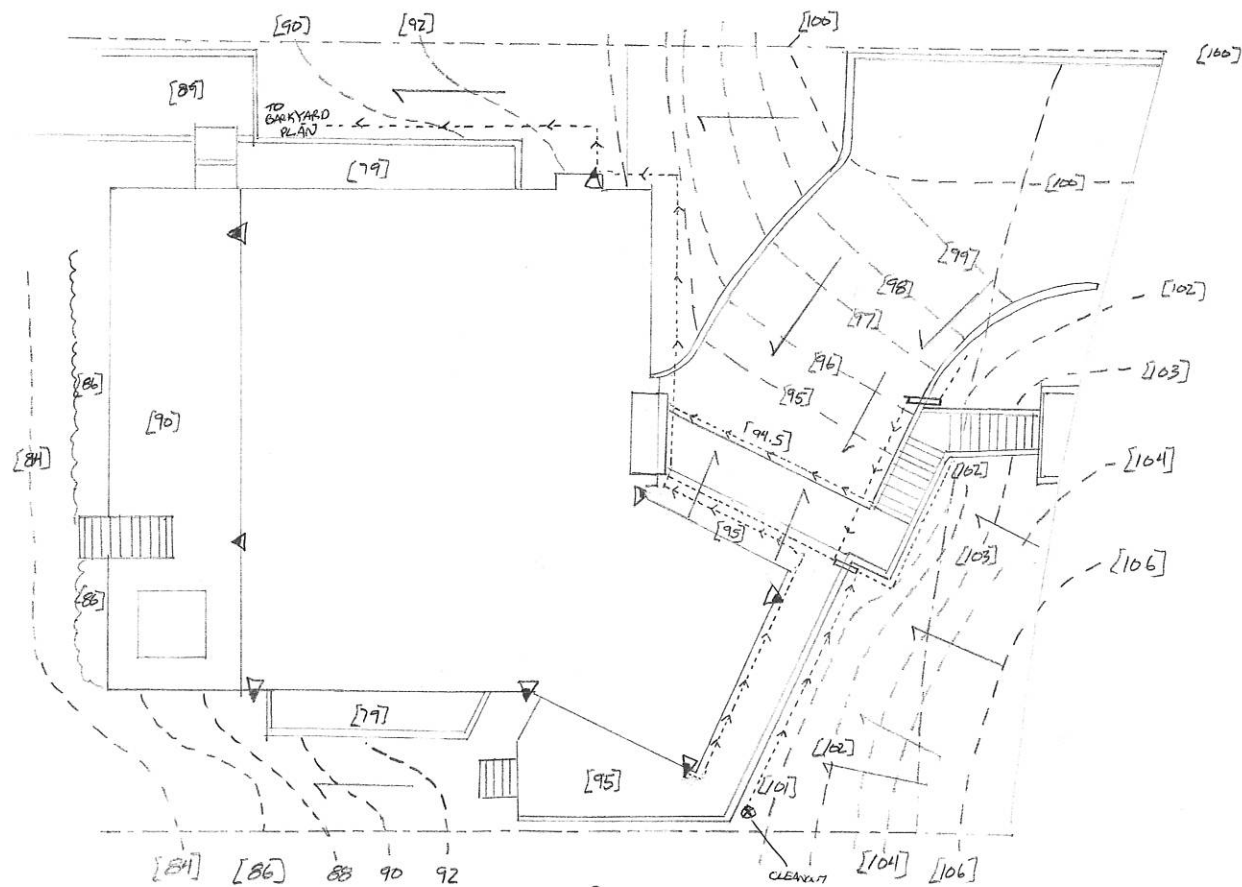
Project type: New Home Construction
Water Supply: Potable

Grading and Drainage Plan

This grading plan is intended to maximum water use and minimize soil erosion, runoff, and water waste.

Per section 492.8 of the Model Water Efficient Landscape Ordinance, this section details:

- (a.1.A) height of graded slopes;
- (a.1.B) drainage patterns;
- (a.1.C) pad elevations; and
- (a.1.D) finish grade



--->--->---> UNDERGROUND ARE
--- ELEVATION
--- PROPERTY LINE

Updated Landscape Design Plan

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